



Bed & Breakfast Regulations from the Kansas City Zoning & Development Code and Certificate of Occupancy Requirements from the Kansas City Building and Rehabilitation Code

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City Planning & Development - Development Services

City of Kansas City, Missouri

www.kcmo.gov/planning

ZONING & DEVELOPMENT CODE:

A bed & breakfast establishment is defined as a detached house in which the owner offers overnight accommodations and meal service to guests for compensation. [88-805-04-O]

Bed & Breakfast establishments are permitted in residential zoning districts R-80, R-5, R-2.5, R-1.5, R-0.5, and R-0.3 where approved by the Special Use approval process, and are subject to the following standards outlined in section 88-320 in addition to any standards imposed as part of the Special Use approval process.

Standards and Conditions:

- The establishment must be operated by the owner of the dwelling unit, who must live on the property;
- At least one off-street parking space must be provided per 2 guest rooms;
- The building in which the bed & breakfast is located must have a minimum floor area of 3,000 square feet;
- The bed & breakfast may not contain more than 8 guest rooms;
- Food service may be provided for resident guests only;
- Bed & breakfast establishments may not be leased or offered for use as reception space, party space, meeting space or other similar events open to non-resident guests; and
- One non-illuminated wall sign, not exceeding 80 square inches in area, may be displayed. No window or other display or sign may be used to advertise such use.

A bed & breakfast establishment is a permitted use in commercial zoning districts B-1, B-2, B-3, and B-4; and, in downtown zoning districts DC, DX, and DR.

A bed & breakfast establishment to be located in an officially designated historic landmark (local or national) may be approved via the Special Use approval process in zoning districts R-10, R-7.5, R-6, and O.

Any lodging or boarding house that does not meet the above mentioned definition is classified as a hotel/motel and is first allowed in zoning district B-3.

KANSAS CITY BUILDING & REHABILITATION CODE / CERTIFICATE OF OCCUPANCY:

In addition to the Zoning Ordinance, the proposed use must be evaluated for conformance to the Kansas City Building & Rehabilitation Code (KCBRC), which references the currently adopted 2012 International Building Code (IBC). The following information is intended to assist in the proper classification of the use.

A bed & breakfast facility is defined by the IBC as a “transient congregate living facility”, and as such shall be evaluated and designed under the IBC. The use is defined as transient as guests typically stay not more than 30 days. The IBC occupancy classification shall be assigned as follows:

- If the total number of occupants in a transient congregate living facility is 10 or fewer, the use is classified as an R-3 occupancy.
- If the total number of occupants in a transient congregate living facility exceeds 10 persons, then the use is classified as an R-1 occupancy.

A new certificate of occupancy is required when an existing single family dwelling is changed to a bed & breakfast facility (transient congregate living facility). The facility shall be shown to comply with the requirements of the KCBRC for the use. Please note that an automatic fire sprinkler system is required throughout all buildings containing a transient congregate living facility. The fire sprinkler system in an R-1 occupancy shall be designed in accordance with the NFPA 13 Standard or the 13R Standard (maximum height four stories); or, for an R-3 occupancy may alternatively be designed in accordance with the NFPA 13D Standard.

Please consult the KCBRC for complete information. Please refer to Information Bulletin # 139 and KCBRC Section 18-23 for information on obtaining a certificate of occupancy. For questions, please contact our Code Question Line at (816) 513-1511.

REQUIREMENTS FOR OCCUPATIONAL AND OPERATORS LICENSING:

CITY OCCUPATIONAL LICENSES. An occupational license is required when lodging and boarding services are provided within the city limits of Kansas City, Missouri. Please contact the Business License Section of the Finance Department, (816) 513-1135, for more information.